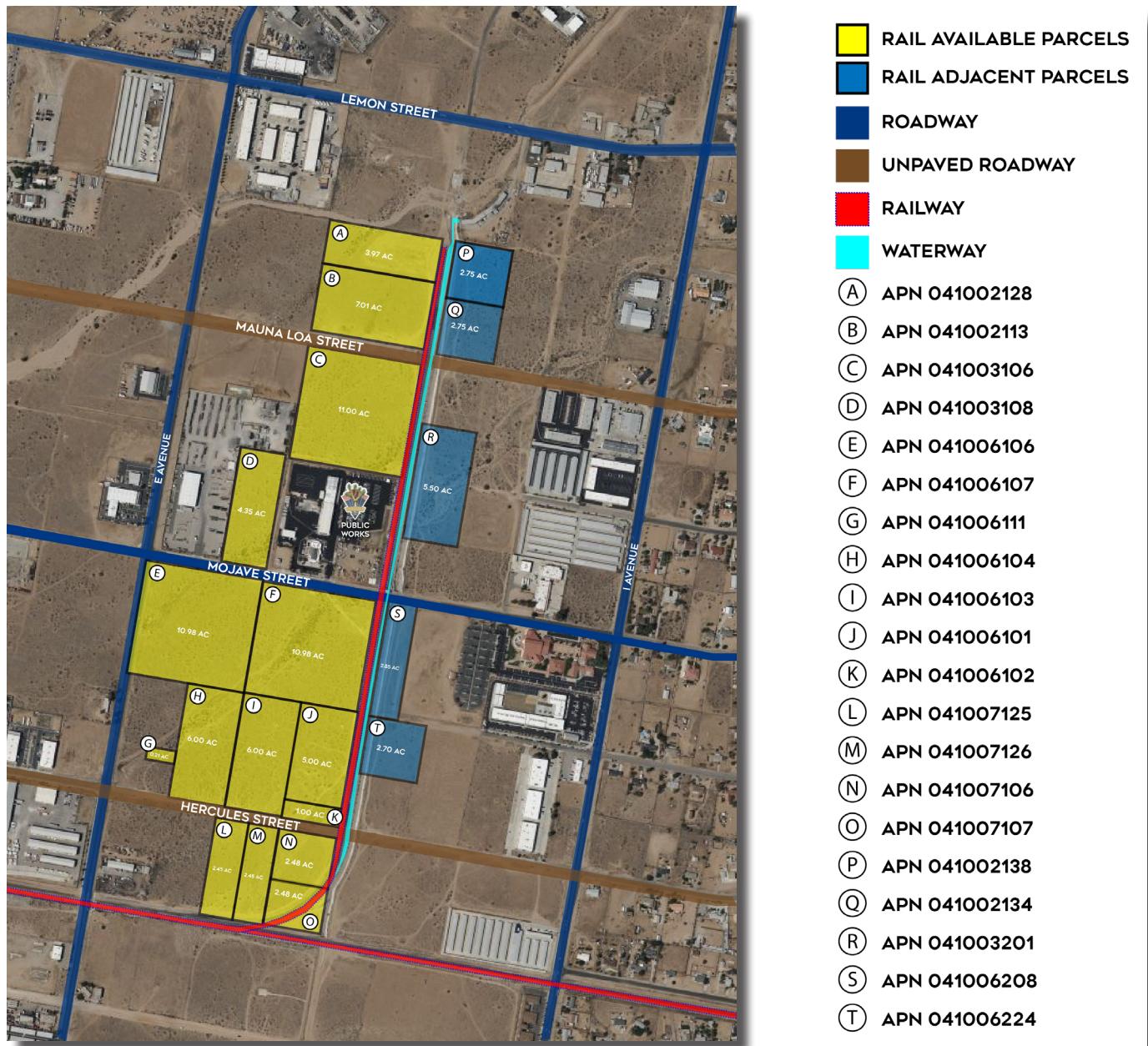


# FOR SALE

## ±90.91-ACRE RAIL-SERVED INDUSTRIAL LAND

Hesperia, California

Seize this rare opportunity to acquire ±90.91 acres of strategically located, rail-served vacant land in the rapidly expanding industrial corridor of Hesperia, CA. This exceptional property offers a private ±0.90-mile rail spur directly connected to the BNSF rail line, providing unparalleled access for businesses requiring efficient logistics, distribution, and transportation solutions.



Steven Thompson  
(760) 684-8065  
CalDRE #01963261

# ABOUT THE PROPERTY

## KEY PROPERTY HIGHLIGHTS:

Expansive ±90.91 acres of industrial-zoned land with significant development potential

Private ±0.90-mile rail spur directly linked to the BNSF rail network, allowing for seamless freight transportation

Flexible industrial zoning supports a wide variety of uses, including:

- Warehousing & distribution centers
- Manufacturing & processing facilities
- Industrial business parks
- Light industrial operations
- Strategic location with excellent connectivity to major highways, rail lines, and regional logistics hubs
- Expanding industrial market with increasing demand for distribution and warehousing space



## STRATEGIC LOCATION & ACCESSIBILITY:

Situated in the high-growth region of Hesperia, this property offers convenient access to major transportation routes, including Interstate 15, U.S. Route 395, and State Route 138, ensuring easy connectivity to the greater Southern California market and beyond. Its proximity to major logistics and distribution centers makes it an ideal location for businesses looking to enhance their supply chain efficiency and capitalize on the region's growing industrial demand.

## DEVELOPMENT & INVESTMENT POTENTIAL:

This property presents a unique investment opportunity for developers, industrial operators, and corporate users seeking to establish or expand their presence in a key logistics hub. The private rail spur adds a significant competitive advantage, enabling direct rail access for efficient inbound and outbound freight movement—an essential feature for companies in manufacturing, distribution, and large-scale industrial operations.

# WHY INVEST IN HESPERIA?

Hesperia is experiencing rapid economic growth, driven by its strategic location, business-friendly environment, and increasing industrial development. The city is attracting a diverse range of industries, from e-commerce and logistics to advanced manufacturing and supply chain management. As demand for industrial real estate continues to rise, this property stands out as a rare, rail-served development opportunity in a highly sought-after market.

## DON'T MISS OUT!

With limited rail-served industrial land available, this property is a must-see for investors, developers, and businesses looking to secure a strategic foothold in Southern California's booming industrial sector.

## HOMETOWN HOSPITALITY

Hesperia is constantly changing, growing and maturing. The city is recognized as a desirable place to live, work and play. Thus, Hesperia's population continues to increase with citizens seeking affordable housing in a community that takes pride in its hometown hospitality.



# PERFORMANCE. POWER. RESULTS.

Coldwell banker commercial professionals can help you achieve your goals with an unmatched level of service, expertise and business savvy. We will help you reach new heights, guide you achieve your goals and turn your vision onto reality.

**Your path to success is our commitment.**



**STEVEN THOMPSON**

Vice President

[steven.thompson@cbclnland.com](mailto:steven.thompson@cbclnland.com)

Direct: **760.684.8065** | Cell: **760.985.4172**

## PROFESSIONAL BACKGROUND

Steven Thompson has been a dedicated member of the Coldwell Banker Commercial team since 2014, and his journey in the world of real estate has been nothing short of exceptional. With deep roots in the High Desert region, Steven leverages his extensive knowledge and a collaborative approach to consistently deliver outstanding results for his clients.

Steven Thompson is not just another real estate broker; he's a knowledgeable, motivated, and diligent professional who specializes in commercial real estate sales and leasing across a diverse range of sectors, including industrial, retail, office, and land transactions. His expertise is not confined to the High Desert alone; he's also a trusted local market expert throughout the Inland region.